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U.S. BANKRUPTCY
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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In re:	:	Case No. 22-20823-GLT
	:	
U LOCK INC,	:	Chapter 7
	:	
<i>Debtor.</i>	:	
	:	
SHANNI SUE SNYDER,	:	Related to Dkt. No. 274
	:	
<i>Movant,</i>	:	
	:	
v.	:	
	:	
CHRISTINE BIROS,	:	
	:	
<i>Respondent.</i>	:	
	:	

ORDER

This matter is before the Court upon the *Motion to Enforce Order Confirming Sale of Tangible and Intangible Personal Property of the Estate Under 363(f)* (the “Motion”) [Dkt. No. 274] filed by Petitioning Creditor, Shanni Snyder. For the reasons stated on the record at the January 27, 2023 hearing, it is hereby **ORDERED, ADJUDGED, and DECREED** that:

1. The Motion is **DENIED** without prejudice, subject to the terms of this Order;
2. On or before **February 10, 2023**, Attorney William Otto shall file a copy of the state court docket in Case No. 2017-4886, Christine Biros v. U Lock Inc., et. al., pending in the Court of Common Pleas of Westmoreland County, Pennsylvania (the “State Court”) and attach copies of all documents filed of record on or after April 27, 2022;
3. On or before **February 10, 2023**, Attorney William Otto (on behalf of

himself and Christine Biros), Attorney Allen Roth (on behalf of himself and U Lock Inc.), George Snyder, and Shanni Snyder shall each file an affidavit under 28 U.S.C. § 1746 identifying all communications with the State Court (including, but not limited to, letters, emails, and phone calls) by the affiant, or affiant's employees or affiliates, that: (a) relate to U Lock Inc. (or cases involving U Lock Inc.), and (b) occurred on or after April 27, 2022. To the extent that any written communications occurred, a copy shall be attached to the affidavit. In the event that there are no applicable communications, the affidavit shall so state;

4. The Court shall retain jurisdiction to hear any avoidance actions which Shanni Snyder seeks to bring as an assignee of U Lock Inc., provided such action is commenced on or before **February 28, 2023**; and

5. Pursuant to the representations made on the record at the January 27, 2023 hearing, Shanni Snyder agrees to withdraw the *lis pendens* and writ of summons filed against the premises located at 14140 U.S. Route 30 N. Huntingdon, Pennsylvania (Tax Map No. 54-03-10-0-103) (the "Property") in the State Court and/or the real estate records of Westmoreland County, Pennsylvania (Case No. 22-CI-00928) in exchange for the withdrawal of the *Complaint in Action to Quiet Title* filed by Christie Biros in State Court and removed to this Court (Adv. No. 22-02081). Based on the foregoing, the *lis pendens* and writ of summons are deemed withdrawn and the *Complaint in Action to Quiet Title* (Adv. No. 22-02018) shall be **DISMISSED** with prejudice. The parties are authorized to file this Order in the State Court and/or the real estate records of Westmoreland County, Pennsylvania, and if necessary, submit a proposed supplemental order to effectuate the removal of these items from the real estate records (as a cloud on the title to the Property).

Dated: January 30, 2023



GREGORY TADDONIO^{ct}
CHIEF UNITED STATES BANKRUPTCY JUDGE